092.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	790,200	/	790,200
USE VALUE:	790,200	/	790,200
ASSESSED:	790,200	/	790,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROCKER JOSEPH B/KAREN L
Owner 2:	
Owner 3:	
Street 1:	166 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JIGARJIAN MAUREEN A -
Owner 2:	JIGARJIAN GREGORY J -
Street 1:	166 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,485 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Copm. Clap Exterior and 2170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6485.000	360,000		430,200	790,200
Total Card	0.149	360,000		430,200	790,200
Total Parcel	0.149	360,000		430,200	790,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.15 | /Parcel: 364.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
59402			03/19/09

!7500!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,100	0	6,485.	430,200	790,300	790,300	Year End Roll	12/18/2019
2019	101	FV	260,600	0	6,485.	436,300	696,900	696,900	Year End Roll	1/3/2019
2018	101	FV	260,600	0	6,485.	325,700	586,300	586,300	Year End Roll	12/20/2017
2017	101	FV	260,600	0	6,485.	295,000	555,600	555,600	Year End Roll	1/3/2017
2016	101	FV	260,600	0	6,485.	282,700	543,300	543,300	Year End	1/4/2016
2015	101	FV	248,500	0	6,485.	239,700	488,200	488,200	Year End Roll	12/11/2014
2014	101	FV	232,900	0	6,485.	227,400	460,300	460,300	Year End Roll	12/16/2013
2013	101	FV	232,900	0	6,485.	216,300	449,200	449,200		12/13/2012

PRINT

Date	Time
12/10/20	22:07:48

LAST REV

Date	Time
07/26/16	14:44:28
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIGARJIAN MAURE	39380-275		5/30/2003		495,000	No	No		
	21312-338		7/1/1991		167,000	No	No		Y

USER DEFINED

Prior Id # 1:	59402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	624	Redo Bas	26,781		6/4/2015			Remodel existing f
8/20/2013	1251	Redo Kit	27,433	C				
3/23/2010	211	Re-Roof	7,050					
6/27/2008	709	Siding	18,000			G9	GR FY09	
9/18/2000	744	Ingr. Po	1,000	C				FILL IN INGROUND P

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/19/2009	Meas/Inspect	163	PATRIOT
9/1/2003	MLS	MM	Mary M
4/29/2000	Inspected	264	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6485		Sq. Ft.	Site		0	70.	0.95	5									430,186						430,200	

Total AC/HA: 0.14888 | Total SF/SM: 6485 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,186 | Spl Credit | Total: 430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22692299
Const Adj.:	0.98490143
Adj $ / SQ:	163.134
Other Features:	84762
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442279
Depreciation:	82264
Depreciated Total:	360015

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

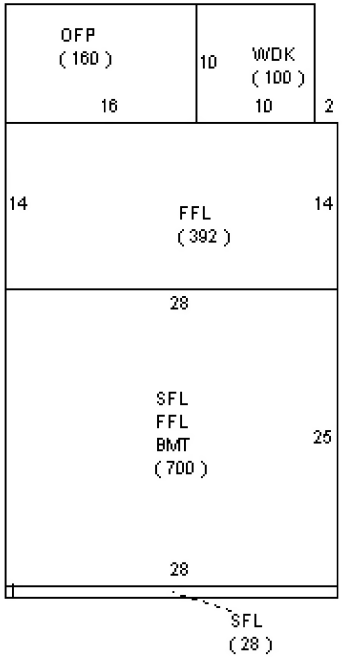
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.13
Special Features:	0	Val/Su Net:	129.50
Final Total:	360000	Val/Su SzAd	197.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	163.130	178,142
SFL	Second Floor	728	163.130	118,761
BMT	Basement	700	78.300	54,813
OFP	Open Porch	160	26.410	4,225
WDK	Deck	100	15.760	1,576

Net Sketched Area:	2,780			Total:	357,517
Size Ad	1820	Gross Are	2780	FinArea	2170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc